WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-6-2020

(AFFIX SEAL)

KRISTEN RADCLIFFE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/06/2020

B-SSI-19-1803

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 257839 DEEDWARR
07/17/2019 08:47:26 AM 2 pgs
Fees: $13.00 Taxes: $1,461.50

20190717-0069705

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Santiago Alonzo Peralta	Franklin Synergy	
(NAME)	(NAME)	**092-16-0D-231.00-CO**
1803 Broadway 231	722 Columbia Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Franklin TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARGARET MARY CURTIN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SANTIAGO ALONZO PERALTA, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land lying and being located in the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Unit 231 of The Bristol on Broadway, a condominium, being a portion of Lots Nos. 142 and 143 on the Plan of the Boyd Addition to Nashville recorded December 21, 1857, in Book 21, Page 39, in Register' s Office for Davidson County, Tennessee, and being more particularly described according to ALTA/ACSM As-Built Survey prepared by Wamble and Associates, PLLC, dated October 4, 2002, updated on February 14, 2003. Together with all right, title and interest relating to said unit as prescribed and set forth in the Master Deed for The Bristol on Broadway, a condominium, recorded under number 20050517-0055639, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided .94% interest in the Common Elements of the Bristol on Broadway Condominium.

Together with Parking space #246 at the Bristol on Broadway, a Condominium, as shown on site plan of the Master Deed recorded under number 20050517-0055639 and amended in Instrument Numbers 20060307-0026614 and 20070615-0071857 and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof.

Together with Parking space #86 at the Bristol on Broadway, a Condominium, as shown on site plan of the Master Deed recorded under number 20050517-0055639 and amended in Instrument Numbers 20060307-0026614 and 20070615-0071857 and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof.

Being the same property conveyed to Margaret Mary Curtin, unmarried by Warranty deed from Virginia L. Owens, unmarried of record in Instrument No. 20121203-0111005 Register's Office for Davidson County, Tennessee, dated November 15, 2012 and recorded on December 03, 2012.

Being the same property conveyed to Margaret Mary Curtin, Unmarried by Quitclaim deed from Virginia L. Owens, unmarried of record in Instrument Number 20121203-0111008, Register's Office for Davidson County, Tennessee, dated 11/20/2012 and recorded on 12/03/2012. Being also known as Parking Space #246.

Being the same property conveyed to Margaret Curtin by Quitclaim deed from Ted Pins and Dorian Ray Novak of record in Instrument Number 20150921-0095334, Register's Office for Davidson County, Tennessee, dated 09/15/2015 and recorded on 09/21/2015. Being also known as Parking Space #86.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.

- Subject to all matters shown on the Plan of record in Plat Book 21, Page 39, Register's Office for Davidson County, Tennessee.
- All matters shown on the plan attached as Exhibit "C" to the Master Deed of record in Instrument No. 20050517-0055639 in the Register's Office for Davidson County Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Bristol on Broadway of record in Instrument Number 20050517-0055639, amended in Instrument No. 20060307-0026614 and Instrument No. 20070615-0071857, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20030225-0025106 and 20030225-0025107, in the Register's Office for Davidson County, Tennessee.
- Charter for The Bristol on Broadway Homeowner Association of record in Instrument Number 20071024-0125856 corrected in Instrument No. 20071024-0125857, in the Register's Office for Davidson County, Tennessee.
- Subject to Conservation Zoning and Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364 made applicable by Ordinance No. BL2000-476 of record in the Metropolitan Clerk's Office.
- Limited Easement of record in Instrument Number 20071113-0132706, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20161212-0130093, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1803 Broadway 231, Nashville, Tennessee 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 11th DAY OF JULY, 2019.

Margaret Mary Curtin by Laura Mitchell, Attorney-in-fact

Margaret Mary Curtin by Laura Mitchell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARGARET MARY CURTIN, and who acknowledged he/she/they executed the same as the free act and deed of the said MARGARET MARY CURTIN.

Witness my hand and official seal, this the 11th of July, 2019.

Notary Public
My Commission Expires: 7-6-2020
(SEAL)

The signature of Margaret Mary Curtin is signed by her duly appointed Attorney-in-fact Laura Mitchell pursuant to the Power of Attorney recorded in B Instrument# 20190717-0069704

KRISTEN RADCLIFFE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212